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March 23, 2011

Mr. Hamilton Palmer, Agent  
401 Charles Street  
Fredericksburg, Va. 22401

Subject: Application 1100033 – Proffer Determination  
Ordinance O88-95(R), TM38, Parcel 25E

Dear Mr. Palmer:

This letter is in response to your letter dated January 21, 2011 regarding Ordinance O88-95(R), amended the zoning district map by reclassifying, with proffers, Assessor's Parcel 38-25, from A-1, Agricultural, to M-1, Light Industrial.

The request was specific to Proffer 1, which stated that the development of the subject property shall be in substantial conformance with the conceptual development plan, dated July, 1988, as revised October 31, 1988, and prepared by Springfield Engineering Corporation showing by-right M-1 uses on Quadrants 1, 2, 3, and 4. The specific question on Proffer 1 concerns Note #4 on this conceptual plan which stated "Maximum Lot Coverage (overall site) = 70%".

I was unable to locate the revised October 31, 1988 conceptual development plan. Therefore, as Zoning Administrator, I have determined that the proposed redevelopment for a new impervious parking area shall be compliant with the current Stafford County Zoning Ordinance requirement of 20% open space for M-1, Light Industrial, Section 28-35, Table 3.1, "District Uses & Standards".

This determination may be appealed to the Stafford County Board of Supervisors within thirty (30) days of this decision in accordance with 15.2-2301 of the Code of Virginia, or shall be final and unappealable.

Sincerely,

Rachel T. Hudson

Zoning Administrator

Cc: Charles L. Shumate, County Attorney  
Mike Neuhard, Deputy County Administrator  
Jeff Harvey, Director, Planning & Zoning  
Tractor & Trucks, Inc.

